

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-260
ADDRESS: 123 ALAMO PLAZA
LEGAL DESCRIPTION: NCB 145 BLK LOT 8 & N E 6 FT X 78 FT OF 9
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Norman Barrera/Garza Bomberger & Associates
OWNER: Andrew Hull/KIRKPATRICK VENTURES LLC
TYPE OF WORK: Storefront replacement, door installation
APPLICATION RECEIVED: July 19, 2024
60-DAY REVIEW: September 17, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing, non-original storefront within the east (Alamo Plaza) façade with a new, wood storefront system to feature two sets of double doors with square sidelites. Currently, the non-original storefront features single-width doors with sidelites at 45-degree angles.
2. Install a set of doors to serve as dumpster gates on the west (Losoya) façade to match the existing, adjacent doors.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

FINDINGS:

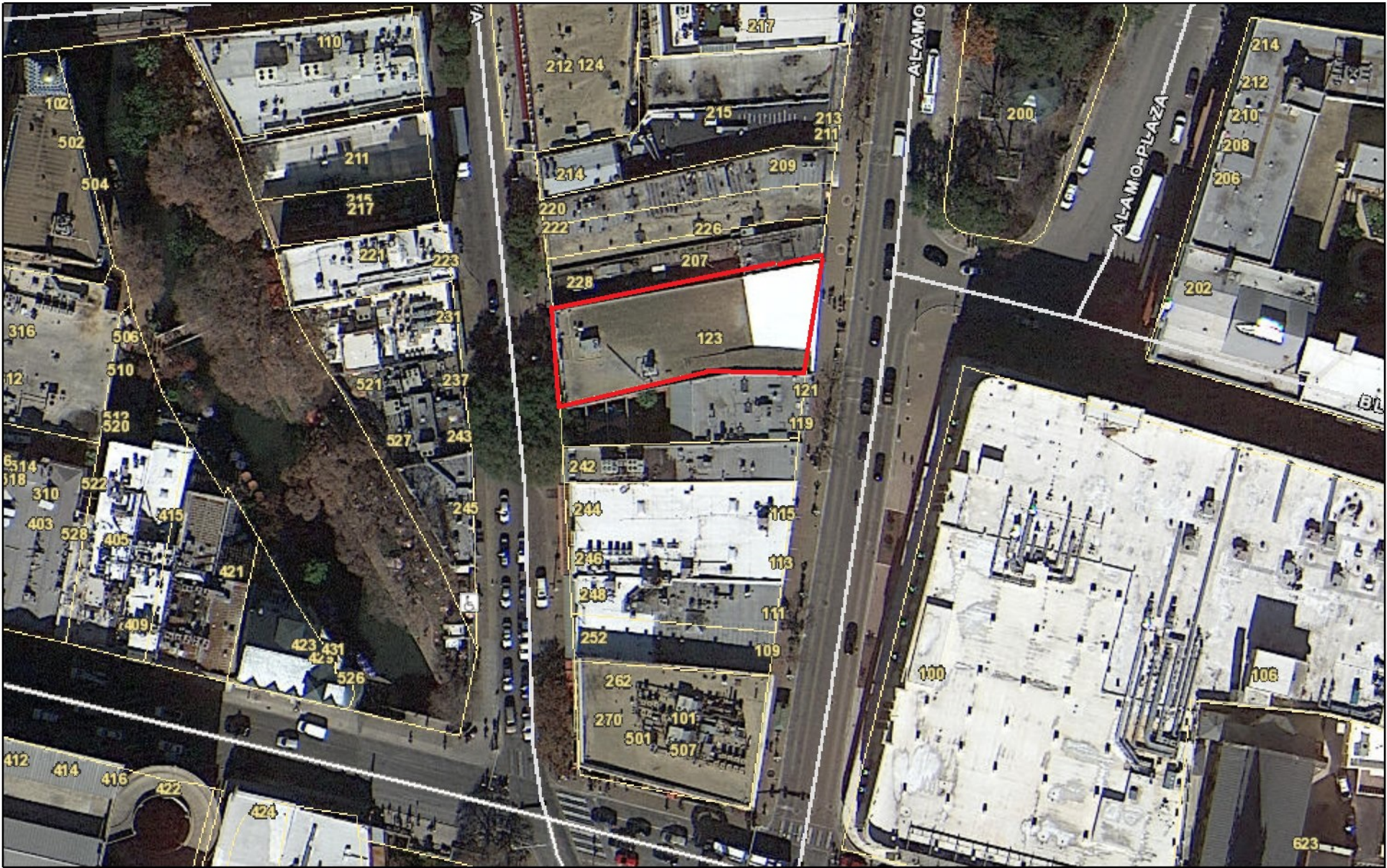
- a. The historic structure at 123 Alamo Plaza was constructed circa 1890. The structure is an individual landmark and is contributing to the Alamo Plaza Historic District. The historic structure has been modified from its original design and those modifications include replacement of the original storefront system.
- b. STOREFRONT REPLACEMENT (Alamo Plaza Façade) – The applicant has proposed to replace the existing, non-original storefront within the east (Alamo Plaza) façade with a new, wood storefront system to feature two sets of double doors with square sidelites. The applicant has not proposed to modify the transom windows. Currently, the non-original storefront features single-width doors with sidelites at 45-degree angles. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to their original designs based on photographic evidence. If evidence of the original façade is not available, the scale, design, materials, color and texture of the proposed storefront system should be compatible with the historic building. The applicant has provided photographs of the historic structure from the 1970's, noting that the current storefront system is not original. Generally, staff finds the profile of the proposed storefront system to be appropriate. Staff finds that final, detailed construction documents should be submitted to OHP staff for review and approval, to include measurements and detail information.
- c. DOOR INSTALLATION (Lasoya Façade) – The applicant has proposed to install a set of doors to serve as dumpster gates on the west (Losoya) façade to match the existing, adjacent doors. The proposed doors will enclose a non-original recessed entrance where dumpsters and trash bins are currently being stored. Staff finds this to be appropriate. Final door specifications are to be submitted to OHP staff for review and approval.
- d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

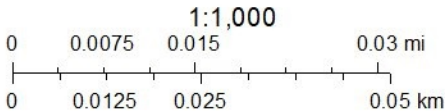
Staff recommends approval of items #1 and #2 based on findings a through c with the following stipulations:

- i. That the applicant submits final construction document to OHP staff for review and approval. Construction documents should include specifications and details as well as measurements.
- ii. That final door specifications are submitted to OHP staff for review and approval.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 29, 2024





HDRC ONLINE APPLICATION

Date/Time: July 18, 2024
Subject: Viva SATX
123 Alamo Plaza, San Antonio Texas
Location: COSA/HDRC Online Application
1901 S. Alamo, San Antonio Texas 78204
Departments: HDRC

Attachments: Preliminary Plan Review 6/27/2024, Current & Dated Photos, Views of Proposed Modifications.

The following is arranged according to HDRC's Online Application... list of "Required Attachments" and "Required Files".

"Current, color photos of all sides of the impacted structure or property"

Please note: No available evidence of original storefront design.

- Photo 1 "current". View from Alamo plaza is obscured by construction. Please see enlarged photos of the existing doors (hidden by construction) in photo 2 and 3.
- Photo 2 1of2 Doors – We propose rotating the 45-degree walls to have 2 pair of entry/exit doors.
- Photo 3 2of2 Doors – Propose rotate for 2 doors – same as item 2
- Photo 4 Recent and shows overall Alamo view of the building with an older retail sign.
- Photo 5 Recent for overall view of Losoya.
- Photo 6 Mid-70s Subject was an Army Navy store. Per my discussion with the Conservation Society, this is the oldest view of the subject. Photos of the Alamo Mission were also searched for a view of the subject in the background – none were found.
- Photo 7 Mid-70s Losoya Army Navy – Same as item 6.

Description of Work "Additional project description or scope of work".

1. Widen the two entries (Alamo side) for circulation and customer attraction. The single-entry door and flanking 45-degree side lights will be removed and replaced with pairs of doors and 90-degree side lights. The new assembly will be identical in profile, patterns, materials, finishes, and colors.
 - (See attached "Photo 8 with imaging Alamo" for the proposed)
2. Install a pair of doors (Losoya side) to expand and enclose the dumpster/trash area. Currently, a dumpster is located in a recessed area. The expansion/enclosure will conceal the container and greatly enhance the walk along Losoya drive. Two doors and two sidelights, within the recessed area, will be removed. The new doors will be identical in profile, pattern, materials, finishes, and colors.
 - (See attached "Photo 9 with imaging Losoya" for the proposed).



Annotated site plan displaying building setbacks and accurate dimensions

1. No change beyond the existing exterior face of the building – survey information is currently unavailable.

Elevation drawings, floor plans, and architectural drawings.

1. Refer to PHOTO 7 with imaging at Alamo
2. Refer to PHOTO 8 with imaging at Losoya
3. The "Floor plans" drawing is attached.

Specifications of materials to be used

1. Specifications are currently unavailable.
2. The drawings and specifications will identify to match existing solid wood construction, profiles, textures, and paint color with tempered glass.

Signage mockup (if applicable)

1. Signs are by others and separate and future permit.

Proof of Economic Hardship or Loss of Significance

1. Not applicable

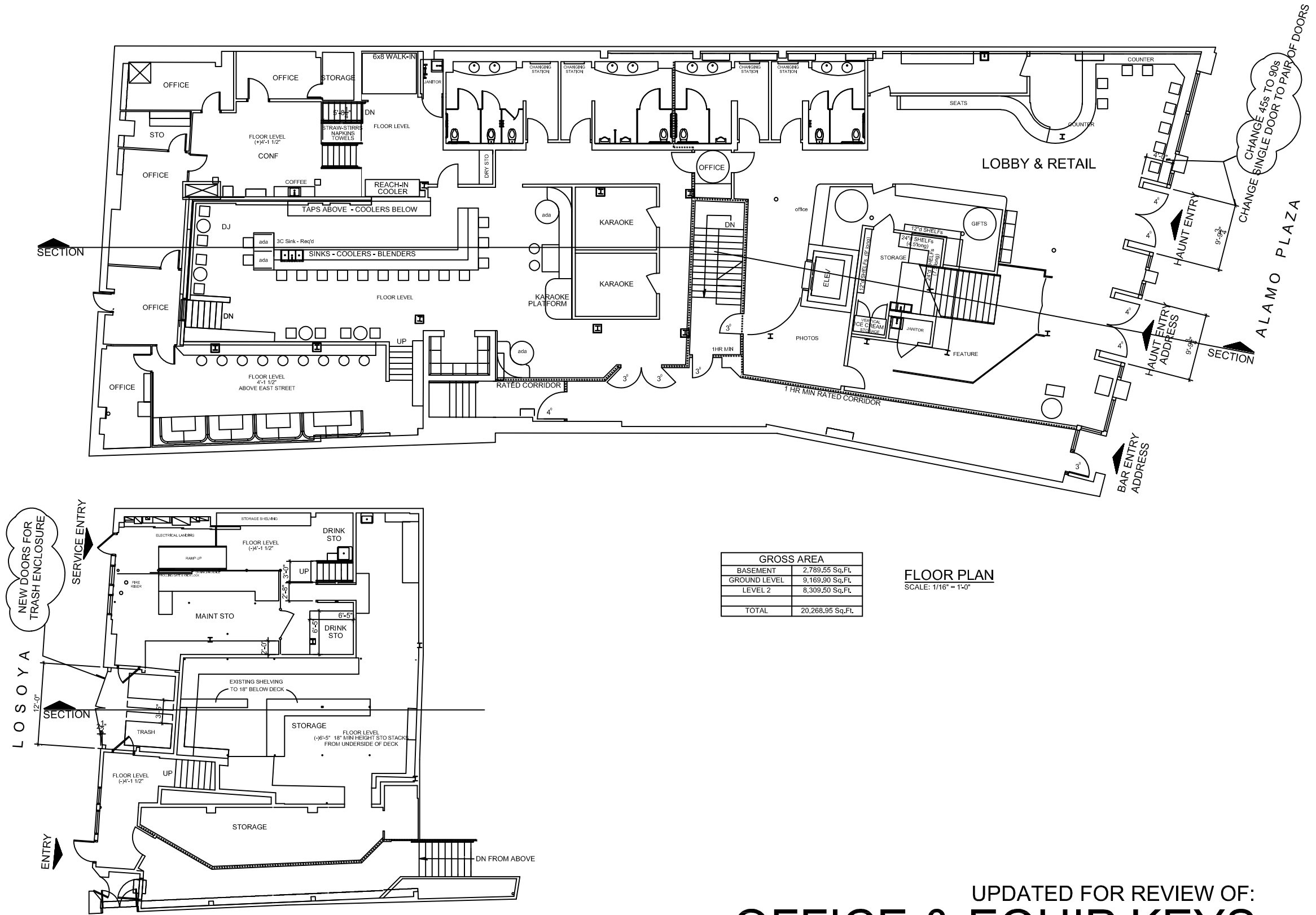
All the above statements will be incorporated into the construction documents for a final review.

END OF NARRATIVE

A handwritten signature in blue ink, appearing to read 'NB', with a long horizontal stroke extending to the right.

Norman Barrera, R.A.

Garza Bomberger & Associates



GROSS AREA	
BASEMENT	2,789.55 Sq.Ft.
GROUND LEVEL	9,169.90 Sq.Ft.
LEVEL 2	8,309.50 Sq.Ft.
TOTAL	20,268.95 Sq.Ft.

FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN
SCALE: 1/16" = 1'-0"



GARZA BOMBERGER & ASSOCIATES
NORMAN BARRERA R.A. TX 14651 JULY 19, 2024 - NOT FOR CONSTRUCTION OR PERMIT
HDRC REVIEW

UPDATED FOR REVIEW OF:
OFFICE & EQUIP KEYS
VIVA SATX
SAN ANTONIO, TEXAS



La Tienda

PAT O'BRIEN'S

DO NOT ENTER



1991

KIRKPATRICK BUILDING



NO PARKING
THIS SIDE
IN THIS
BLOCK
1000 EIGHT ZERO

San Antonio Conservation Society

JEWELL-PETERSON & SON, INC. 101 S. SAN ANTONIO
HOUSE OF GIFTS
WELCOME TOURISTS & VISITORS

**ARMY & NAVY
STORE**

STOP
HERE ON
RED
↓

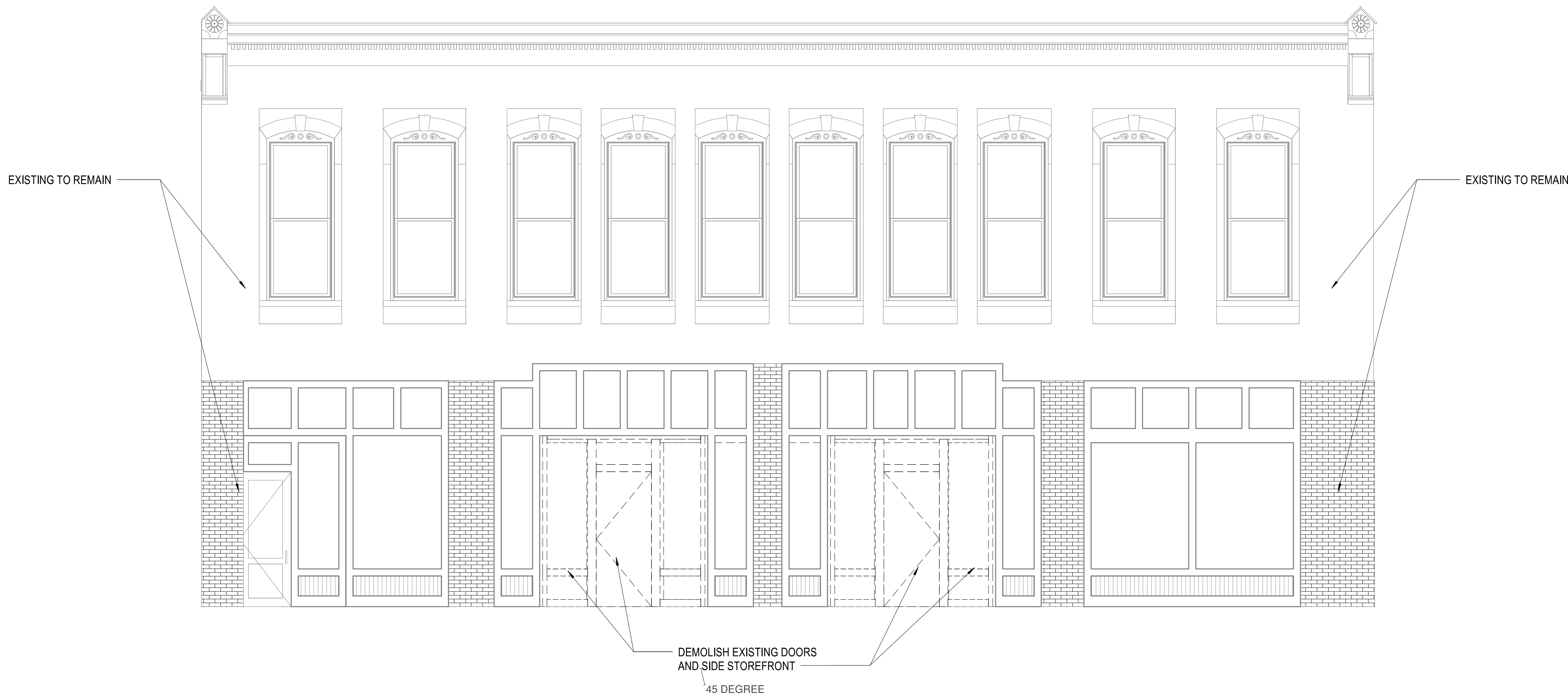


ARMY & NAVY STORE

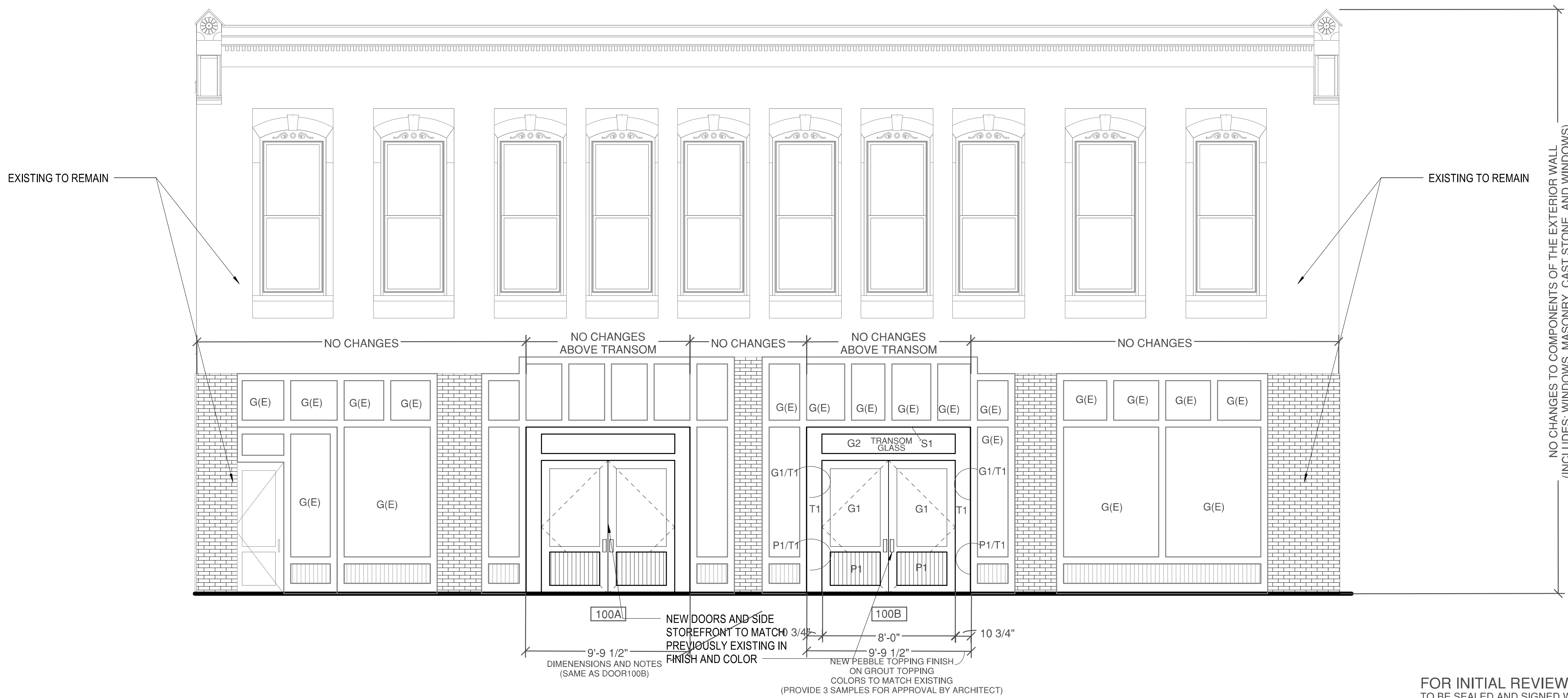
San Antonio Conservation Society



Q:\24160 Vea Haunted House - Alamo Plaza Drawings\Rev\24160 Vea Haunted House - Alamo Plaza.dwg 24 07/25/2024 5:10:29 PM



2 ALAMO PLAZA ELEVATION - DEMO
SCALE: 1/4" = 1'-0"



1 ALAMO PLAZA ELEVATION - NEW
SCALE: 1/4" = 1'-0"

LEGEND / KEY NOTES:
G(E) = GLASS (EXISTING) TO REMAIN - NO WORK
G1 = GLASS (NEW) UL TEMPERED AS REQUIRED BY CODE
G2 = GLASS (NEW) TEMPERED GLASS PROVIDE BUT NOT REQUIRED BY CODE DUE TO LOCATION
P1 = WOOD PANEL INFILL TO MATCH EXISTING PANELS IN MATERIAL, PATTERN, TEXTURE, FINISH, AND COLOR.
T1 = WOOD TRIM TO MATCH EXISTING MATERIAL, TEXTURE, FINISH, AND COLOR.

FOR INITIAL REVIEW BY HDRC ON 8/7/2024
TO BE SEALED AND SIGNED WITH ANY REQUIRED CHANGES AT REVIEW
Norman Barrera R.A TEXAS 14651
Garza Bomberger & Associates

NOT FOR CONSTRUCTION



© 2019 Garza Bomberger & Associates. The copyright holder of these Contract Documents have granted limited license to certain Public and/or Private "Plan Rooms" for the electronic reproduction of the Documents for the purpose of assisting Contractors in the preparation of Bids, Proposals and Pricing. No other license of use, reproduction or transference is authorized except as may have been provided by Contract.

These Documents (including Plans, Specifications and Addenda) when used in their entirety are intended to describe the scope of the Work, both as specifically stated and as may be reasonably implied hereon. The Architect, his Consultants and the Owner shall not be responsible for incomplete Bids, Proposals or Pricing due to the failure of the Contractor to fully examine the Contract Documents in their entirety.

PROTECTION DEVELOPMENT
INCORPORATION
FIRE PROTECTION ENGINEER
1802 N. NEW BRAUNFELS AVENUE,
SUITE 100
SAN ANTONIO, TEXAS 78217
210.888.7333

LUNDY & FRANK ENGINEERING, INC.
STRUCTURAL ENGINEER
549 HEWLER RD
SAN ANTONIO, TEXAS 78232
210.679.1900
EEA CONSULTING ENGINEERS
MEP ENGINEER
227 N LOOP 1604E SUITE 150
SAN ANTONIO, TEXAS 78232
210.655.6500

HAUNTED HOUSE

FOR
DAVIS PHILIPS

123 ALAMO PLAZA, SAN ANTONIO, TX 78205

SHEET TITLE:
EXTERIOR ELEVATIONS -
ALAMO PLAZA

REVISIONS:

GB&A PROJECT NO.: 24160
DATE: 07-25-2024
DRAWN BY: R.F.
CHECKED BY: N.B.

SHEET NO.:
A3.1

SEQUENCE NO.

Q:\24160\Vue Haunted House - Alamo Plaza\Drawings\Rev\024160 Vue Haunted House - Alamo Plaza.dwg, 24.05.2024 5:11:43 PM, 7/25/2024 5:11:43 PM



FOR INITIAL REVIEW BY HDRC ON 8/7/2024
TO BE SEALED AND SIGNED WITH ANY REQUIRED CHANGES AT REVIEW

Norman Barrera R.A. TEXAS 14651
Garza Bomberger & Associates



© 2019 Garza Bomberger & Associates. The copyright holder of these Contract Documents have granted limited license to certain Public and/or Private "Plan Rooms" for the electronic reproduction of the Documents for the purpose of assisting Contractors in the preparation of Bids, Proposals and Pricing. No other license of use, reproduction or transference is authorized except as may have been provided by Contract.

These Documents (inclusive of Plans, Specifications and Addenda) when used in their entirety are intended to describe the scope of the Work, both as specifically stated and as may be reasonably implied hereon. The Architect, his Consultants and the Owner shall not be responsible for incomplete Bids, Proposals or Pricing due to the failure of the Contractor to fully examine the Construction Documents in their entirety.

PROTECTION DEVELOPMENT
INCORPORATED
FIRE PROTECTION ENGINEER
1802 N. NEW BRAUNFELS AVENUE,
SUITE 100
SAN ANTONIO, TEXAS 78217
210.888.7333

LUNDY & FRANK ENGINEERING, INC.
STRUCTURAL ENGINEER
549 HEWLER RD
SAN ANTONIO, TEXAS 78222
210.679.1900

EEA CONSULTING ENGINEERS
MEP ENGINEER
227 N. LOOP 1604E SUITE 150
SAN ANTONIO, TEXAS 78221
210.655.6500

HAUNTED HOUSE

FOR
DAVIS PHILIPS

123 ALAMO PLAZA, SAN ANTONIO, TX 78205

SHEET TITLE:
EXTERIOR ELEVATIONS -
LOSOYA

REVISIONS:	

GB&A PROJECT NO.: 24160
DATE: 07-25-2024
DRAWN BY: R.F.
CHECKED BY: N.B.

SHEET NO.:
A3.2

SEQUENCE NO.

NOT FOR CONSTRUCTION







